



**CUSHMAN &  
WAKEFIELD**

FOR LEASE

**12345 West Bend Drive**  
St. Louis, Missouri 63128



**1,650 - 4,730 RSF Office Space Available**

**Property Highlights**

- Surgery Center on-site
- Covered parking available
- Less than 1 mile from the new Mercy Hospital South
- Immediate access to I-270
- Surrounded by several amenities
- 4/1,000 rsf parking ratio
- Lease Rate: \$30.00/RSF, Full Service



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**cushmanwakefield.com**





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**BUILDING LOBBY**

Suite Availability

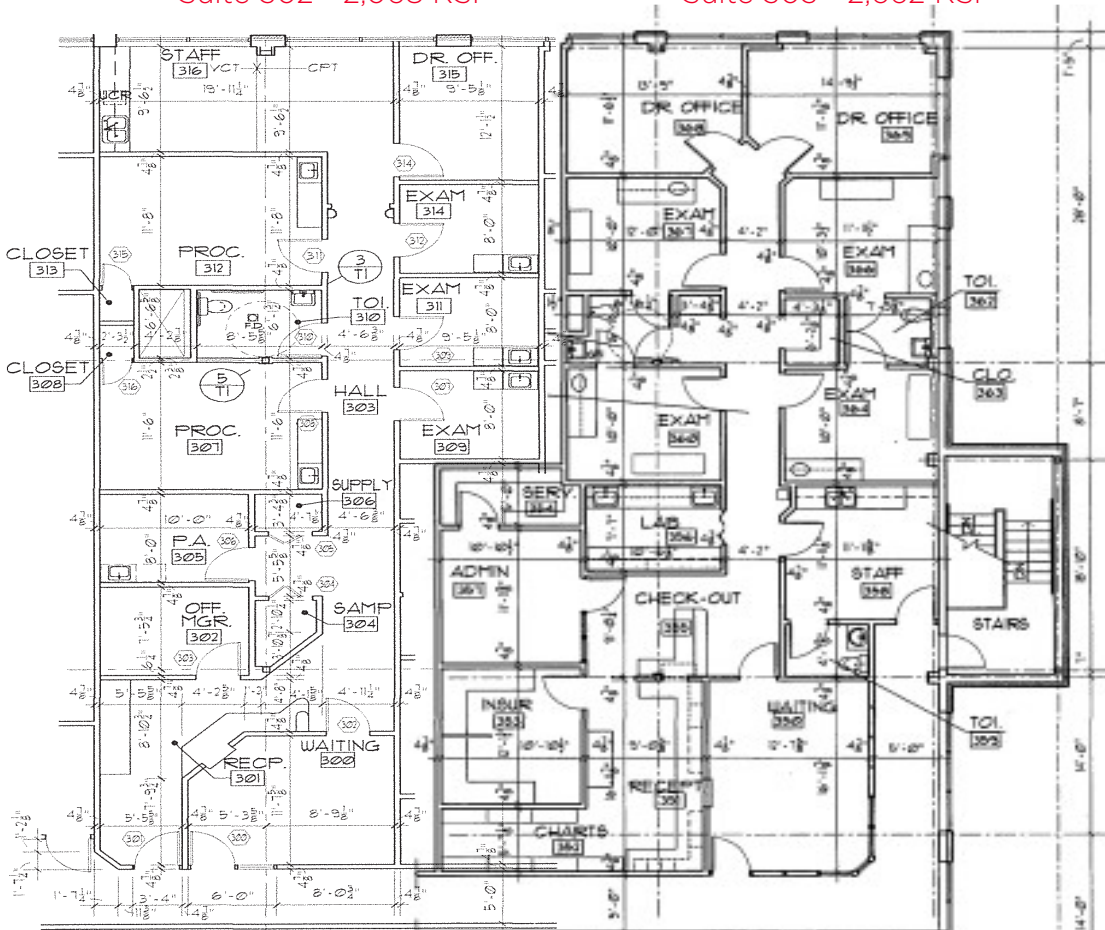
Suite	RSF	Availability
102 <sup>1</sup>	1,650	Available
105 <sup>1</sup>	2,600	Available
302 <sup>2</sup>	2,068	Available
303 <sup>2</sup>	2,662	Available

<sup>1</sup> Contiguous = 4,250 SF

<sup>2</sup> Contiguous = 4,730 SF

Suite 302 - 2,068 RSF

Suite 303 - 2,662 RSF



Suite 302/303 - 4,730 RSF